

Serenoa/Sawgrass Retail Development



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Available

NEC and SEC of Sawgrass Bay Blvd and Sanctuary Clermont, FL 34714

Demographics

5-Mile Demographics (2025)



82,078
POPULATION



\$130,762
AVG HH INCOME



30,033
HOUSEHOLDS



36.2
MEDIAN AGE



60,418
DAYTIME POPULATION

Property and Market Highlights:

- Site offers approximately 8.73 a.c. of retail space available across 6 parcels on a signalized intersection
- Parcel D is at lease with a national dentistry firm, respectively
- Advantageously will serve as the closest shopping center to numerous residential communities including Serenoa, Sanctuary and Sawgrass Bay
- Direct access from U.S. Hwy 27, a major thoroughfare within the area, witnessing over 28,500+ AADT
- Surrounding 1, 3 and 5-mile radiuses are experiencing a high percentage of year-over-year growth surpassing the national averages: 3.48% (1 mile), 3.74% (3 miles), 3.68% (5 miles) with the surge in migration and developments
- 30+ projects are included in the city's award-winning \$22-million Master Plan for Downtown Clermont, improved infrastructure, streetscapes, trails and parks to accommodate the major population increase
- Clermont is Lake County's largest city, ranked in Forbes' 25 Best Places to Retire, and is reputed for its rolling hills and suburban atmosphere within the Orlando Metro Area



Jared Ettinger
Executive Vice President
M +1 407 453 1213
jared.ettinger@jll.com



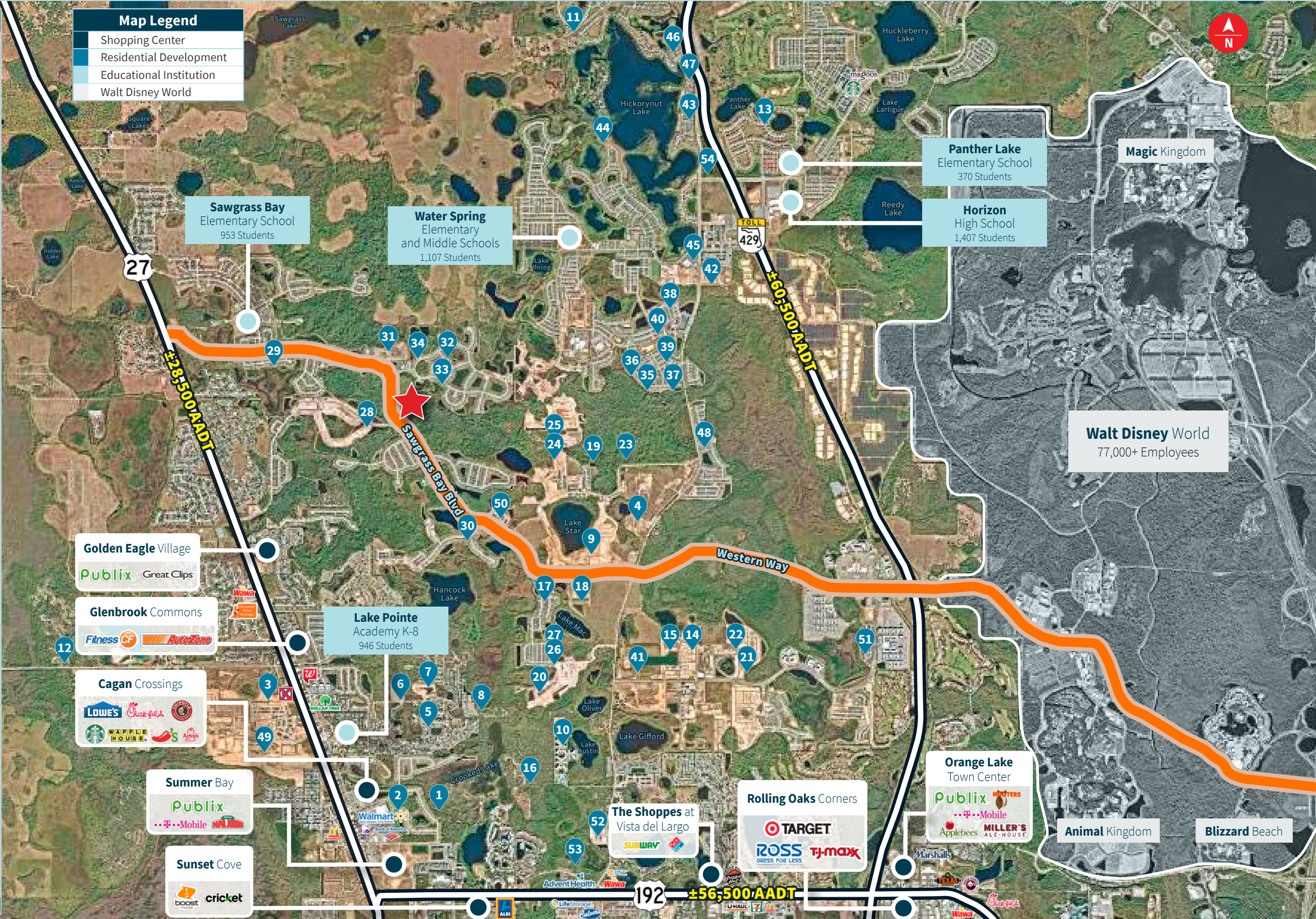
Caleb Powell
Associate
M +1 386 847 6672
caleb.powell@jll.com



Market Aerial

Residential Development	Total Units
1 Cagan Crossings/SF	623
2 Cagan Crossings/TH	705
3 Camden Park North (STR)	148
4 Cantero Holdings	385
5 DREAM/Hidden Forest (TH) STR	132
6 DREAM/Sunrise Pointe (TH)	100
7 DREAM/Tranquility (TH) STR	27
8 El Ashwad Property	24
9 Gem Groves PD	437
10 Grove Resort and Spa (Condo) STR	1,038
11 Hickory Nut Estates	40
12 Hilochee Reserve	22
13 Lakeshore/Futures	18
14 Osprey Ranch/SF	151
15 Osprey Ranch/TH	63
16 Ovation/Accolades STR	500
17 Ovation/Encore - SF	364
18 Ovation/Encore (TH)	68
19 Ovation/Futures - SF	56
20 Ovation/Futures - TH	108
21 Ovation/Harvest - SF	285
22 Ovation/Harvest (TH)	161
23 Ovation/Lakeside	488
24 Ovation/Northlake (SF)	343
25 Ovation/Northlake (TH)	142
26 Ovation/Serenade-SF	213
27 Ovation/Serenade-TH	78
28 Sanctuary - Lake	374
29 Sawgrass Bay/Futures	153
30 Serenoa Lakes	31
31 Serenoa/Edgemont	92
32 Serenoa/Palms at - 40	144
33 Serenoa/Palms at - 50	312
34 Serenoa/Palms at-Twin Villa (Duplex)	135
35 Storey Grove/85	18
36 Storey Grove/Estates	185
37 Storey Grove/Executives	104
38 Storey Grove/Futures	196
39 Storey Grove/Manors	339
40 Storey Grove/TH	549
41 Village Home	196
42 Vintage Horizon West (TH)	99
43 Waterleigh/Atwater Bay - 60	264
44 Waterleigh/Atwater Bay - 85	17
45 Waterleigh/Atwater Bay (TH)	450
46 Waterleigh/Atwater Bay-Banner	704
47 Waterleigh/Atwater Bay-Signature	538
48 Winding Bay/SE	299
49 Windsor Cay Resort (STR)	2,000
50 Alton Serenoa (MF)	300
51 The Westerly (MF)	352
52 Registry on Grass Lake (MF)	320
53 Integra Avalon (MF)	135
54 Elysian NEC of Avalon Rd/Seidel Rd (MF)	323
TOTAL	15,348

Map Legend
Shopping Center
Residential Development
Educational Institution
Walt Disney World

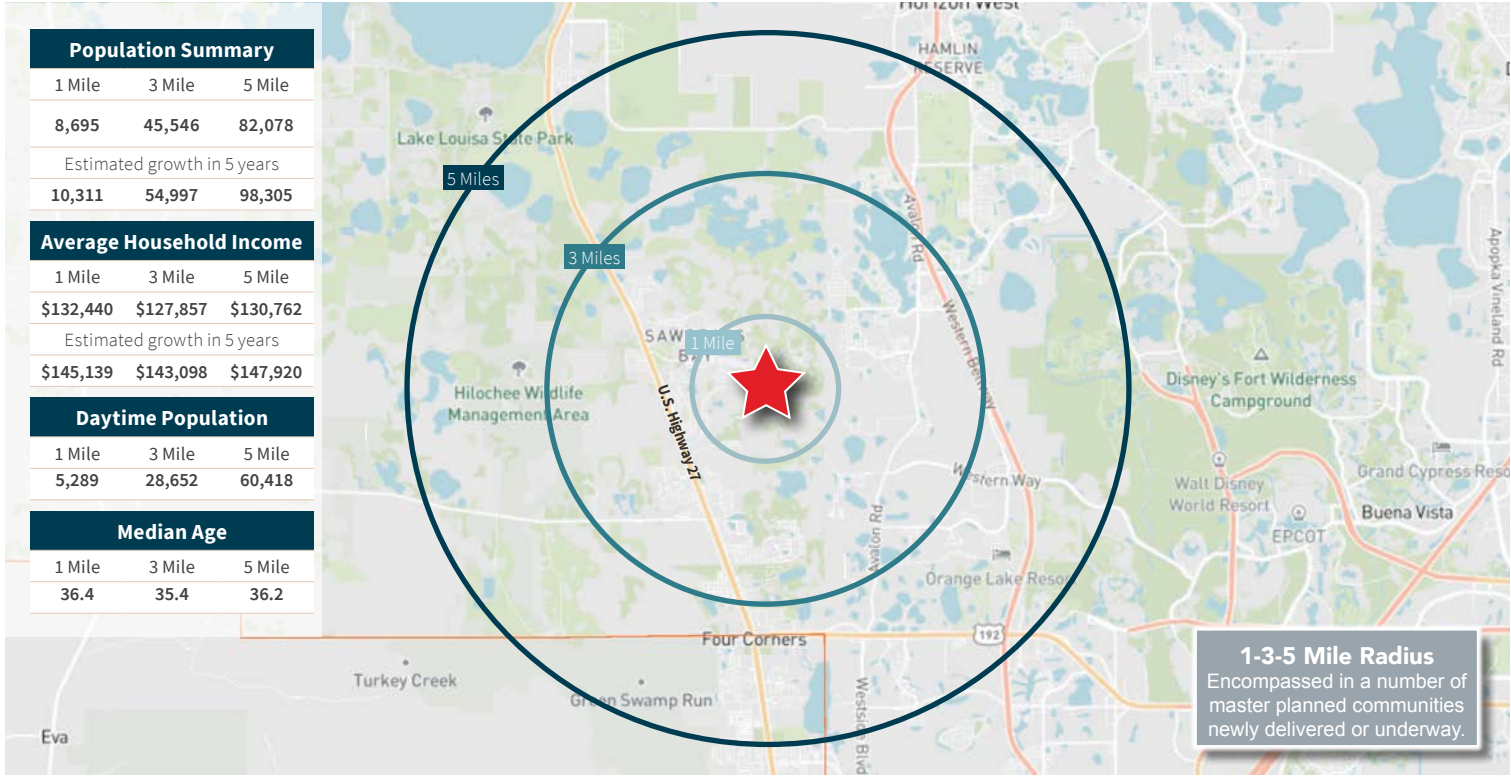


Site Plan



Demographics: 1-3-5 Mile Radius

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BOOMBURBS: High-earning suburban families in the South and West

Median Age: 34.5
Median HH Size: 3.12
Median HH Income: \$131,202
LifeMode Group: Family Prosperity

Socioeconomic Traits: The Boomburbs represent residents who are family-oriented with a tendency to spend around their children, including kids' clubs and activities. They often pay for personal services and like to spend time outdoors, reading and traveling.



YOUNG AND RESTLESS: Urban young professionals and students in diverse metro neighborhoods

Median Age: 31.4
Median HH Size: 1.98
Median HH Income: \$56,258
LifeMode Group: Upscale Avenues

Socioeconomic Traits: Young and Restless represents highly mobile singles and couples without children living in culturally diverse urban neighborhoods. They prioritize convenience with frequent fast food and digital services, spending leisure time on video games and streaming. These college-educated renters focus on career building over homeownership.



MODERN MINDS: Urban, educated, affluent households with commutes

Median Age: 34.6
Median HH Size: 2.37
Median HH Income: \$91,039
LifeMode Group: Tech Trailblazers

Socioeconomic Traits: Modern Minds is comprised of individuals located just outside of their downtown. They tend to order online from clubs and department stores and spend money on clothing and travel, opting for active vacations shared on social media.



CLASSIC COMFORT: Established families living the American Dream in metro suburbs

Median Age: 40.2
Median HH Size: 2.56
Median HH Income: \$88,893
LifeMode Group: Suburban Shine

Socioeconomic Traits: Classic Comfort represents suburban stability—dual-earner married couples who've achieved homeownership in affordable neighborhoods. Sports-passionate and budget-conscious, they balance fast food convenience with family dinners while building solid net worth through home investments and traditional values.



Jared Ettinger
Executive Vice President
M +1 407 453 1213
jared.ettinger@jll.com



Caleb Powell
Associate
M +1 386 847 6672
caleb.powell@jll.com



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